

CERTIFICATE OF CITY COUNCIL CLERK

I, Mary L. Midura, Clerk of the City Council of the City of Northampton (the "City") hereby certify that the attached Petition to Amend Fee Structure of Northampton Business Improvement District was delivered to me on February 6, 2014 at 9:50 a.m. by City Clerk Wendy A. Mazza, upon verification by Board of Assessors.

Date: FEBRUARY 6, 2014

Mary L. Midura

Clerk of the Northampton City Council
Northampton, MA

Wendy A. Mazza

Wendy A. Mazza, City Clerk
Northampton, MA

OFFICE OF THE ASSESSOR

CITY OF NORTHAMPTON, MASSACHUSETTS

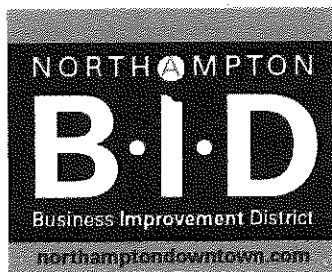
This Office has examined the submission of the Northampton Business Improvement District of the Concurrences of the Owners in connection with its Petition to Amend the original Petition and Improvement Plan of Northampton Business Improvement District, and has determined that the submission includes the Concurrences of the Owners of at least fifty-one (51%) of the Assessed Valuation of all Participating Property within the Business Improvement District, and of at least fifty-one (51%) percent of the Participating Owners within the Business Improvement District.

Office of the Assessor

Date: 2-6-2014

By: Joan C. Sarafin
Principal Assessor

Processing of NBID Amendment Petition
DRAFT
Exhibit 5



Board of Directors

Charles Bowles, Chair
Bowles Enterprises

Peter Whalen, Treasurer
Whalen Insurance

Rich Madowitz
Hampshire Property
Management Group

Jack Finn
A2Z Science and
Learning Store

Suzanne Beck
Greater Northampton
Chamber of Commerce

Claudio Guerra
Spoleto Restaurant
Group

Nancy Donato
J. Rich Clothing for Men

Todd Ford
Hampshire Council of
Governments

Sam Masinter
Smith College

Terry Masterson
City of Northampton

Ted Parker
Kohl Construction

Natasha Yakovlev
Executive Director

Wendy Mazza
City Clerk
City of Northampton
210 Main Street
Northampton, MA 01060

Dear Ms. Mazza,

This letter conveys our Petition to amend the fee structure of Northampton Business Improvement District. Listed below are the items that are included in this package.

- The mailing list of property owners to whom the letter was sent on January 10, 2014
- Letter to BID members including the fee comparison schedule
- A document indicating the Processing of Amendment Petition of Northampton Business Improvement District
- A spreadsheet that accounts for the signatures of concurrence of member property owners and the value of the signatory properties
- This spreadsheet also includes the calculations of more than 51% of member property owners by number and the 51% of properties by value that is required in MGL Chapter 400, Section 9.
- Signed concurrences that include the amended language of the Northampton Business Improvement District

If you need any additional information, please do not hesitate to call me or the new Executive Director, Natasha Yakovlev, at 582-0723.

Sincerely,

Dan Yacuzzo

25 Main Street, Suite 338B
Northampton, MA 01060
Phone: 1-413-582-0723 Fax: 1-413-582-0726
E-mail: Info@Northamptondowntown.com

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

- VOTED:
1. To amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan incorporated into the Petition, both as approved by the Northampton City Council on March 19, 2009, as follows:
 - (1) Delete the first three (3) lines of paragraph 3, and sub-paragraphs 3a. through 3c., of said Petition, and substitute the following:
 3. All private and public properties shall be included within the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The proposed District annual fee schedule, subject to the inflation adjustments provided in the original Petition, is as follows:
 - a. The fee for commercial properties will equal the assessed value of such property multiplied by .0025.
 - b. The fee for residential and residential/commercial mixed use buildings will be equal to \$50.00/residential unit, plus \$0.50 per square foot of commercial space.
 - c. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and
 - (2) Delete the first two (2) lines of paragraph VIII A, NBID Fees, and subparagraphs VIII A-1 through VIII A-3, of said initial Improvement Plan, and substitute the following:

VIIIA. NBID Fees.

All private and public properties shall be included in the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The NBID annual fee schedule, subject to the inflation adjustments provided in the original Plan, is:

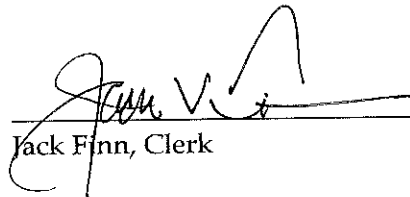
1. The fee for commercial properties will equal the assessed value of such property multiplied by .0025.
2. The fee for residential and residential/commercial mixed use buildings will be equal to \$50.00/residential unit, plus \$0.50 per square foot of commercial space.
3. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and

2. That except as modified by subparagraphs 1 and 2, above, said Petition and initial Plan, as previously updated, continue in full force and effect; and

3. That these amendments will become effective on the later of the approval by the Members and the Northampton City Council, as required by M.G.L. c. 40O, or July 1, 2014.

And I further certify that as of the date hereof, said votes are unchanged and remain in full force and effect.

Executed as a sealed instrument under the penalties of perjury, this ____ day of January, 2014.



Jack Finn, Clerk

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

The undersigned participating Member of Northampton Business Improvement District, or designated representative of such a Member, does concur with the votes of the Board of Directors on January 10, 2014, to amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan, as set forth below, and urges the approval of such amendments by the Northampton City Council.

Date: _____

Signature _____

Name: _____

Participating Ownership Entity: _____

Property Address: _____

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

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1. To amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan incorporated into the Petition, both as approved by the Northampton City Council on March 19, 2009, as follows:
 - (1) Delete the first three (3) lines of paragraph 3, and sub-paragraphs 3a. through 3c., of said Petition, and substitute the following:
 3. All private and public properties shall be included within the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The proposed District annual fee schedule, subject to the inflation adjustments provided in the original Petition, is as follows:
 - a. The fee for commercial properties will equal the assessed value of such property multiplied by .0025.

- b. The fee for residential and residential/commercial mixed use buildings will be equal to \$50.00/residential unit, plus \$0.50 per square foot of commercial space.
 - c. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and
- (2) Delete the first two (2) lines of paragraph VIII A, NBID Fees, and subparagraphs VIII A-1 through VIII A-3, of said initial Improvement Plan, and substitute the following:

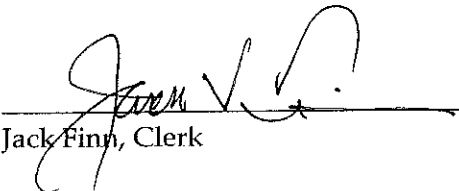
VIIIA. NBID Fees.

All private and public properties shall be included in the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The NBID annual fee schedule, subject to the inflation adjustments provided in the original Plan, is:

- 1. The fee for commercial properties will equal the assessed value of such property multiplied by .0025.
 - 2. The fee for residential and residential/commercial mixed use buildings will be equal to \$50.00/residential unit, plus \$0.50 per square foot of commercial space.
 - 3. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and
2. That except as modified by subparagraphs 1 and 2, above, said Petition and initial Plan, as previously updated, continue in full force and effect; and
3. That these amendments will become effective on the later of the approval by the Members and the Northampton City Council, as required by M.G.L. c. 40O, or July 1, 2014.

And I further certify that as of the date hereof, said votes are unchanged and remain in full force and effect.

Executed as a sealed instrument under the penalties of perjury, this ____ day of January, 2014.



Jack Finn, Clerk



Board of Directors

January 10, 2014

Charles Bowles, Chair
Bowles Enterprises

Peter Whalen, Treasurer
Whalen Insurance

Rich Madowitz
Hampshire Property
Management Group

Jack Finn
A2Z Science and Learning
Store

Suanne Beck
Greater Northampton
Chamber of Commerce

Claudio Guerra
Spoleto Restaurant Group

Nancy Donato
J. Rich Clothing for Men

Todd Ford
Hampshire Council of
Governments

Sam Masinter
Smith College

Terry Masterson
City of Northampton

Ted Parker
Kohl Construction

Dan Yacuzzo
Executive Director

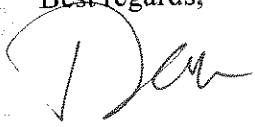
Dear Northampton BID Member,

I am writing to announce that the BID Board of Directors has voted to start the process for a renewal vote that is required by the 2012 change in the legislation. And that process starts with you.

We will first proceed with a petition to the Northampton City Council to allow the BID to reduce the annual fee schedule. The proposed fee schedule, as adopted by the Board, is shown in the attached comparison with the original, and current, fee schedule. The basic fee rate would be reduced by fifty percent (50%), from .005 to .0025, effective July 1, 2014. To move this petition to a public hearing before the City Council, we will need to collect the signatures of 51% of the current members by number and by value (including non-profit members). Fifty-one percent amounts to approximately 40 signatures. Upon the approval of the Council, the Board will set a date for the renewal vote, and you will be asked to cast your ballot to renew the BID.

I can contact you, or you can call me, to schedule a time to review the petition and to sign the assent. I will be available to meet at your location or at the BID office.

Best regards,


Dan Yacuzzo
Executive Director

25 Main Street, Suite 338B
Northampton, MA 01060

Phone: 1-413-582-0723 Fax: 1-413-582-0726
E-mail: Info@Northamptondowntown.com

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

PROPOSED REVISIONS TO ANNUAL FEE SCHEDULE ADOPTED BY BOARD OF DIRECTORS JANUARY 9, 2014

COMPARISON TO PETITION TO NORTHAMPTON CITY COUNCIL APPROVED MARCH 19, 2009

3. All private and public properties shall be included within the District, with the exception of residential condominiums and single family residences exclusively residential buildings with less than four (4) units. The proposed District annual fee schedule, subject to the inflation adjustments provided in the original Petition, is as follows:
 - a. The fee for commercial properties will equal the assessed value of such property multiplied by ~~.005~~ .0025.
 - b. The fee for residential and residential/commercial mixed use buildings will be equal to ~~\$100.00~~ \$50.00/residential unit, plus ~~\$1.00~~ 0.50 per square foot of commercial space.
 - c. The fee for hotels will be equal to ~~\$200.00/hotel room~~ the assessed value of such property multiplied by .0025.
 - d. The fee for single purpose entertainment or cultural venues will equal the assessed value of such property multiplied by .0025.

CITY OF NORTHAMPTON
PROCESSING OF AMENDMENT PETITION
OF
NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

1. The Petition will be filed and decided as described in M.G.L. c. 40O, §9 (Exhibit 1).
2. A narrative description of M.G. L. c. 40O, § 9 is attached as Exhibit 2.
3. Northampton Business Improvement District ("NBID") will solicit the approval by participating members substantially in the form of Exhibit 3, although other forms of approval may be submitted.
4. NBID will endeavor to provide for each Owner Concurrence:
 - a. Parcel number(s) of properties included;
 - b. Fiscal 2014 valuation of parcel(s); and
 - c. Authority of signor, if needed.
5. NBID will file with the City Clerk the Petition and requisite number of Owner Concurrences/Assents.
6. Upon referral by the City Clerk, the Assessor's Office will confirm whether the submission includes the Assents/Concurrences of
 - a. 51% or more of the participating Owners within the District;
 - There currently are 71 participating Owners
 - b. Owners of 51% or more of the valuation of participating properties in the District;
 - FY 2014 valuation of participating properties is approximately \$254,954,000.
7. NBID will prepare for the convenience of the Assessor's Office a spreadsheet substantially in the form of Exhibit 4.
8. When the Assessor's Office makes the determinations described in paragraph 6 above, a report substantially in the form of Exhibit 5 can be returned to the City Clerk.
9. When the City Clerk receives the determination from the Assessor's Office, the Petition can be scheduled for a public hearing before the City Council.

Massachusetts General Laws Annotated
Chapter 40O. Business Improvement Districts

M.G.L.A. 40O § 9

§ 9. Amendment of improvement plan

At any time after the establishment of a BID pursuant to the provisions of this chapter, the improvement plan upon which the establishment was based may, upon the recommendation of the BID board of directors, with the concurrence of the owners of at least fifty-one percent of the assessed valuation of all participating real property within the BID and fifty-one percent of the participating real property owners within the BID, be amended by the local municipal governing body after compliance with the procedures set forth in this section.

Amendments to the BID improvement plan which provide for additional improvements, program services or expenditures which affect more than twenty-five percent of the total project budget, incurring indebtedness, changes to the fee structure or management entity or changes to the district boundaries shall be subject to the approval of the local municipal governing body; provided, however, that said governing body, after a public hearing, determines that it is in the public interest to adopt said amendments.

The local municipal governing body shall give notice of the public hearing for amendment by publication of a notice, in at least one newspaper having general circulation in the district, specifying the time and the place of such hearing and the amendments to be considered. Such notice shall be published once at least thirty days prior to the date of such hearing.

The local municipal governing body may, within thirty days of the public hearing and, in its sole discretion, declare the amendments approved or disapproved. If approved, such amendments shall be effective upon the date of such approval.

Upon the adoption of any amendment to the district boundaries which increases the size of the district, any owner of property to be added to the district shall be notified of the new boundaries of the district in accordance with section four.

Credits

Added by St.1994, c. 173. Amended by St.2012, c. 238, § 23, eff. Aug. 7, 2012.

M.G.L.A. 40O § 9, MA ST 40O § 9

Current through the 2013 1st Annual Session and Chapter 1 of the 2014 2nd Annual Session

Processing of NBID Amendment Petition

Exhibit 1

M.G.L. c. 40O, § 9

AMENDMENT OF BUSINESS IMPROVEMENT PETITION AND PLAN

OUTLINE OF PROCEDURES

January 28, 2014

Chapter 40O

§9(1) Amendment of Plan

1. Approval by NBID Directors;
2. Concurrence by owners of at least 51% of valuation of participating properties; and
3. Concurrence by at least 51% of participating owners

§9(2) Change to the fee structure – subject to approval of City Council

- Petition to City Council from NBID to approve the amendments previously approved by Board and participating Members
- After a Public Hearing, and prior to approval, Council must make specific findings that “it is in the public interest to adopt said amendments”

§9(3) Notice of Public Hearing

- Publication once in a newspaper of general circulation at least 30 days prior to public hearing
- Notice to include time, place and amendment(s) to be considered

§9(4) – Within 30 days after hearing, in its sole discretion, City Council may declare amendments approved or disapproved

- If approved, note finding required by §9(2), above
- If approved, effective on date of approval

May be subject to City Council Rules regarding notice, second readings, et als.

Processing of NBID Amendment Petition
Exhibit 2

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: _____

Signature _____

Name: _____

Participating Ownership Entity: _____

Property Address: _____

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Processing of NBID Amendment Petition

DRAFT

Exhibit 3

	A	B	C	D
1	PARCEL ID	OWNER	ADDRESS	VALUE
2	32C-057-001	HAMPTON HOUSING ASSOCIATES	125 PLEASANT ST	\$7,251,500.00
3	32C-061-001	HAMPTON HOUSING ASSOCIATES	111 PLEASANT ST	\$238,750.00
4	32C-062-001	HAMPTON HOUSING ASSOCIATES	PLEASANT ST	\$88,000.00
5	32C-063-001	HAMPTON HOUSING ASSOCIATES	30 HAMPTON AVE	\$832,700.00
6				\$8,410,950.00
7				
8	32C-031-001	RESCIA RICHARD R & S ZEWSKI	21 BREWSTER CT	\$352,800.00
9	31D-150-001	STANDICK TRUST & RICHARD R RES	158 MAIN ST	\$2,112,800.00
10	32C-343-001	STANDICK TRUST RICHARD RESCIA	27 BREWSTER CT	\$384,600.00
11				\$2,850,200.00
12				
13	31D-152-001	J W INC	13 OLD SOUTH ST	\$460,300.00
14	31D-154-001	J W INC	30 CRAFTS AVE	\$610,600.00
15	32A-121-001	J W INC	71 KING ST	\$694,600.00
16	32A-121-003	J W INC	71 KING ST	\$143,800.00
17				\$1,909,300.00
18				
19	31D-144-003	RESCIA KIM & DONATO NANCY	159 MAIN ST	\$107,100.00
20	31D-144-006	RESCIA KIM & DONATO NANCY	159 MAIN ST	\$274,900.00
21				\$382,000.00
22				
23				
24	31D-146-001	COGGINS REALTY II LLC	141 MAIN ST	\$257,200.00
25	31D-146-002	COGGINS REALTY II LLC	145 MAIN ST	\$244,700.00
26				\$501,900.00
27				
28	31D-136-001	207-211 MAIN STREET LLC	207 MAIN ST	\$253,000.00
29	31D-136-002	207-211 MAIN STREET LLC	211 MAIN ST	\$523,800.00
30	31D-136-003	207-211 MAIN STREET LLC	209 MAIN ST	\$42,800.00
31				\$819,600.00
32				
33	32C-020-001	J BARC INC	17 PLEASANT ST	\$1,190,000.00
34	31D-239-001	J-BARC INC	219 MAIN ST	\$599,500.00
35	32C-021-001	J-BARC INC	25 PLEASANT ST	\$705,400.00
36				\$2,494,900.00
37				
38	32A-143-001	CARLE R E LLC	36 MAIN ST	\$101,400.00
39	32A-143-003	CARLE R E LLC	36 MAIN ST	\$373,000.00
40	32A-143-006	CARLE R E LLC	36 MAIN ST	\$224,300.00
41	32A-143-007	CARLE R E LLC	36 MAIN ST	\$213,700.00
42	32A-143-008	CARLE R E LLC	36 MAIN ST	\$209,000.00
43				\$1,121,400.00
44				
45	31D-250-005	HERDIS AND HANNUM LLP	229 MAIN ST	\$156,400.00
46	31D-250-006	HERDIS AND HANNUM LLP	229 MAIN ST	\$171,400.00
47				\$327,800.00

NEW
UPDATE

	A	B	C	D
48				
49				
50	32A-138-003	PITONIAK MATTHEW & B FEENEY	21 MAIN ST	\$401,100.00
51	32A-138-004	PITONIAK MATTHEW & B FEENEY	21 MAIN ST	\$560,500.00
52	32A-138-005	PITONIAK MATTHEW & B FEENEY	21 MAIN ST	\$448,200.00
53				\$1,409,800.00
54				
55				
56	32A-152-001	TRIDENT REALTY CORP	5 STRONG AVE	\$664,500.00
57	31D-134-001	TRIDENT REALTY CORP	227 MAIN ST	\$40,000.00
58	31D-134-003	TRIDENT REALTY CORP	227 MAIN ST	\$301,800.00
59				\$1,006,300.00

	E	F	G	H	I
1		PARCEL ID	OWNER	ADDRESS	VALUE
2		32A-143-004	MULLER DONALD W & WANDA I	36 MAIN STREET	\$388,200.00
3		32A-143-002	MULLER DONALD W & WANDA I	36 MAIN STREET	\$97,400.00
4					\$485,600.00
5					
6		31D-156-001	GUERRA CLAUDIO	12 CRAFTS AVE	\$815,700.00
7		32A-271-001	GUERRA CLAUDIO	1 BRIDGE ST	\$621,800.00
8					\$1,437,500.00
9		32C-038-001	SAGA COMMUNICATION OF N E INC	15 HAMPTON AVE	\$724,600.00
10		32C-036-001	SAGA COMMUNICATION OF N E INC	HAMPTON AVE	\$45,210.00
11					\$769,810.00
12		32A-135-001	D P HOLDINGS LLC	1 KING STREET	\$1,022,800.00
13		32A-126-001	D P HOLDINGS LLC	43 KING STREET	\$633,200.00
14					\$1,656,000.00
15					
16		31B-308-001	NORTHAMPTON CITY OF	GOTHIC ST	267,050.00
17		31B-311-001	NORTHAMPTON CITY OF	GOTHIC ST	1,030,000.00
18		31B-271-001	NORTHAMPTON CITY OF	CENTER ST	640,710.00
19		31B-282-001	NORTHAMPTON CITY OF	CENTER ST	623,680.00
20		31D-153-001	NORTHAMPTON CITY OF	OLD SOUTH ST	474,900.00
21		31D-163-001	NORTHAMPTON CITY OF	MAIN ST	2,246,420.00
22		31D-165-001	NORTHAMPTON CITY OF	MAIN ST	2,833,000.00
23		31D-166-001	NORTHAMPTON CITY OF	MAIN ST	4,260,700.00
24		31D-167-001	NORTHAMPTON CITY OF	MAIN ST	2,914,950.00
25		31D-170-001	NORTHAMPTON CITY OF	SOUTH ST	287,050.00
26		31D-226-001	NORTHAMPTON CITY OF	OLD SOUTH ST	4,418,120.00
27		31D-237-001	NORTHAMPTON CITY OF	OLD SOUTH ST	373,230.00
28		31D-246-001	NORTHAMPTON CITY OF	OLD SOUTH ST	684,000.00
29		31D-247-001	NORTHAMPTON CITY OF	MASONIC ST	1,411,690.00
30		32A-149-001	NORTHAMPTON CITY OF	STRONG AVE	387,860.00
31		32C-024-001	NORTHAMPTON CITY OF	ARMORY ST	7,204,290.00
32		32C-333-001	NORTHAMPTON CITY OF	PLEASANT ST	163,320.00
33		32C-335-001	NORTHAMPTON CITY OF	PLEASANT ST	116,000.00
34		32C-345-001	NORTHAMPTON CITY OF	HAMPTON AVE	2,683,690.00
35					33,020,660.00
36					
37		31D-006-001	SMITH COLLEGE	ELM ST	259,040.00
38		31D-007-001	SMITH COLLEGE	COLLEGE LANE	105,043,860.00
39		31D-011-001	SMITH COLLEGE	COLLEGE LANE	24,191,200.00
40		31B-253-001	SMITH COLLEGE	BEDFORD TERR	8,566,720.00
41		31B-254-001	SMITH COLLEGE	62 STATE ST	262,100.00
42		31D-102-001	SMITH COLLEGE	ELM ST	3,939,430.00
43					\$142,262,350.00
44					
45		32A-138-001	CHAMISA CORPORATION	31 MAIN ST	\$436,800.00
46		32A-138-002	CHAMISA CORPORATION	29 MAIN ST	\$422,000.00
47		32A-138-006	CHAMISA CORPORATION	25 MAIN ST	\$575,000.00

	E	F	G	H	I
48		32A-139-001	CHAMISA CORPORATION	MAIN ST	\$228,400.00
49					\$1,662,200.00
50					
51					
52		31D-113-001	EDWARDS CHURCH OF NORTHAMPTON	275 MAIN ST	\$1,002,700.00
53		31D-112-001	EDWARDS CHURCH OF NORTHAMPTON	297 MAIN ST	1,838,220.00
54					\$2,840,920.00
55					
56					
57					
58					
59					

A	B	C	D	E	F	G	H	I	J
PARCEL ID	OWNER OF RECORD	ADDRESS	VALUE	SIGNED	PARCEL ID	OWNER OF RECORD	ADDRESS	VALUE	SIGNED
32A-099-001	2 BRIDGE STREET LLC	141 Main Street	\$361,800.00	1	32A-140-001	NIS BUILDING LLC	109 MAIN STREET	\$2,268,800.00	1
	207-211 MAIN STREET LLC		\$819,600.00	1	31D-116-001	L U B LLC	263 MAIN	\$959,900.00	1
31D-158-001	6 CRAFTS AVENUE LLC	6 Crafts Ave	\$428,000.00	1	32C-028-001	L O R T INVESTMENTS	BREWSTER	\$24,630.00	
32C-014-003	AZARI PANTEA	104 Main St, Unit C	\$353,300.00	1	32C-029-001	L O R T INVESTMENTS	11 BREWSTER	\$994,600.00	
31B-270-010	BATEMAN CLAIRE L	43 Center St, Suite S	\$75,600.00	1		MANANTO HOLDINGS LLP	36 KING STREET	\$6,891,100.00	
31D-161-001	DAVID W. BIDDLE	184 Main Street	\$792,700.00			MASSACHUSETTS ELECTRIC COMPANY	KING STREET	\$58,480.00	
31D-250-004	BOWLES ENTERPRISES LLP	229 Main Street	\$308,600.00	1		PAN AM SOUTHERN LLC	BRIDGE STREET	\$64,660.00	
31D-119-001	BUTTON REAL ESTATE TRUST	10 Burton Street	\$276,400.00			MULLER DONALD W & WANDA I	36 MAIN STREET	\$485,600.00	1
31B-239-001	CALLAHAN OIL COMPANY	60 KING STREET	\$726,600.00		31D-242-001	MULLINS DENNIS J	14 MASONIC ST	\$770,000.00	
	CARLE R LLC		\$1,121,400.00	1	31D-127-001	NEW ENGLAND TEL & TEL CO	61 MASONIC ST	\$1,832,280.00	
	CHAMISA CORPORATION		\$1,662,200.00	1		NORTHAMPTON, CITY OF		\$33,020,660.00	1
	COGGINS REALTY II LLC		\$501,900.00	1		GUERRA CLAUDIO	12 CRAFTS AVE	\$1,437,500.00	1
	COLWELL-LAFLEUR LLC	MAIN STREET	\$875,600.00		32A-156-001	GUERRA LLC	5 BRIDGE ST	\$183,470.00	1
31B-281-001	CORLISS RUGGIERO LLC	50 CENTER STREET	\$762,100.00	1	31D-132-001	NORTHEAST ENTERPRISES REALTY	235 MAIN STREET	\$873,400.00	1
	D P HOLDINGS LLC	1 KING STREET	\$1,656,000.00	1		P + Q LLC	110 MAIN STREET	\$1,118,700.00	
31D-099-806	STOVER GERRIT T	#206 17 NEW SOUTH	\$362,100.00	1		PITONIAK MATTHEW M & FEENEY	34 MARKET ST	\$1,409,800.00	1
32C-013-001	DAS PROPERTY GROUP LLC	108 MAIN STREET	\$912,800.00	1	32A-105-001	SULLIVAN MEAGHAN M		\$99,670.00	
32A-150-001	DKLYNN REALTY LLC	19 STRONG AVE	\$751,800.00	1		STANDICK TRUST RICHARD RESCIA		\$2,850,200.00	1
32A-124-001	FINN JACK V & PRISCILLA R	57 KING STREET	\$1,085,800.00	1	31D-134-004	ROGERS STEPHEN M & HARRIET S	221 MAIN STREET	\$297,700.00	
	FREEDGOOD JULIA	15 MERRICK LANE	\$452,100.00			SAGA COMMUNICATION OF N E INC	15 HAMPTON AVE	\$769,810.00	1
32A-131-001	GOGGINS PATRICK M	79 KING STREET	\$995,600.00	1		SMITH COLLEGE		\$142,262,350.00	1
31B-216-001	GOthic REALTY TRUST - BENJAMIN	64 GOthic STREET	\$373,100.00	1	32C-001-001	THORNES MARKETPLACE LLC	150 MAIN STREET	\$4,500,100.00	1
31B-230-003	GREATER NORTHAMPTON CHAMBER	99 PLEASANT STREET	\$474,000.00	1	31D-113-001	EDWARDS CHURCH OF NORTHAMPTON	297 MAIN ST	\$2,840,920.00	1
32C-054-001	GROWHOSKI THOMAS M	60 STATE STREET	\$388,900.00	1	32A-134-001	HAMPSHIRE COUNTY COURTHOUSE	99MAIN ST	\$3,539,170.00	1
31B-255-001	GYTHEON LLC	43 STATE STREET	\$104,100.00		31B-286-001	FIRST CONGREGATIONAL CHURCH	129 MAIN ST	\$4,572,170.00	1
31B-270-002	HAMPTON HOUSING ASSOCIATES		\$8,410,950.00	1	32A-121-002	HAMPSHIRE COMMUNITY UNITED WAY	71 KING	\$117,500.00	1
31D-137-001	HANSON ELIZABETH	201 MAIN STREET	\$1,127,600.00			ROMAN CATHOLIC BISHOP OF	KING STREET	\$4,323,800.00	
31D-250-005	HERDIS AND HANNUM LLP	229 MAIN STREET	\$327,800.00	1	31B-270-007	SAFE PASSAGE INC	CENTER ST	\$286,600.00	1
	J BARC INC		\$2,494,900.00	1	32C-042-001	SERVICENET INC		\$1,617,530.00	
	EMERLAD CITY PARTNERS LLC		\$1,733,375.00		31B-272-001	THE COMMONWEALTH/COURTHOUSE	GOthic STREET	\$274,480.00	
	TRIDENT REALTY CORP		\$1,006,300.00	1	31D-164-001	UNITARIAN CHURCH	220 MAIN ST	\$1,396,450.00	
32C-026-001	WATER LILLY LLC	1 BREWSTER COURT	\$625,100.00		31D-151-001	PETER J WHALEN	7 OLD SOUTH ST	\$1,647,600.00	1
32A-270-001	WHITING RICHARD C ET AL	12 MAIN ST	\$193,300.00	1					
	NANCY DONATO	159 MAIN STREET	\$382,000.00	1					
	J W INC		\$1,909,300.00	1					
		TOTALS	\$34,832,725.00	26			TOTALS	\$223,789,630.00	18
		VALUE OF SIGNED OWNERS	\$217,822,850.00						
		TOTAL PROPERTY VALUE	\$258,622,355.00						
		TOTAL SIGNATURES		44					
		TOTAL PROPERTY OWNERS		66					
	MULTI PARCEL OWNERS-SEE ATTACHED								

OK

CALLAHAN OIL COMPANY C/O 7-ELEVEN STORE
#32490
P O BOX 711
DALLAS, TX 75221

HAMPSHIRE COUNCIL OF GOVERNMENTS
99 MAIN STREET
NORTHAMPTON, MA 01060

NEW ENGLAND TEL & TEL CO C/O PROPERTY TAX
DEPARTMENT
PO BOX 152206
IRVING, TX 75015-2206

SMITH COLLEGE OFFICE OF TREASURER
COLLEGE HALL 4
NORTHAMPTON, MA 01063

PAN AM SOUTHERN LLC
1700 IRON HORSE PARK
NO BILLERICA, MA 01862

AZARI PANTEA
14 LADYSLIPPER LN
FLORENCE, MA 01062

EMERALD CITY PARTNERS LLC
C/O ROCKWELL MGMT CORP
P O BOX 493
WILBRAHAM, MA 1095

WHITING RICHARD C ET AL CONWAY REALTY TRUST
P O BOX 952
EAST HAMPTON, NY 11937

EDWARDS CHURCH OF NORTHAMPTON
297 MAIN STREET
NORTHAMPTON, MA 01060

207-211 MAIN STREET LLC C/O HPMG
P O BOX 686
NORTHAMPTON, MA 01061

THORNES MARKETPLACE LLC
P O BOX 686
NORTHAMPTON, MA 01061

CHAMISA CORPORATION
31 CAMPUS PLAZA RD
HADLEY MA 01035

CARLE R E LLC
38 MAIN ST
NORTHAMPTON, MA 01060

TRIDENT REALTY CORP C/O HPMG
P O BOX 686
NORTHAMPTON, MA 01061

RESCIA RICHARD R / STANDICK TRUST
P O BOX 797
NORTHAMPTON, MA 01061

WATER LILLY LLC
40 MIDDLE ST
FLORENCE, MA 01062

NIS BUILDING LLC C/O HPMG
P O BOX 686
NORTHAMPTON, MA 01061

NORTHAMPTON INST FOR SAVINGS C/O BANK OF
AMERICA
NC1-001-03-81
CHARLOTTE, NC 28255

MASSACHUSETTS ELECTRIC COMPANY C/O PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

L O R T INVESTMENTS
C/O NORTHAMPTON BREWERY
13 OLD SOUTH ST
NORTHAMPTON, MA 01060

GREATER NORTHAMPTON CHAMBER OF COMMERCE
99 PLEASANT ST
NORTHAMPTON, MA 01060

DAS PROPERTY GROUP LLC
82-84 NORTH ST
NORTHAMPTON, MA 01060

MANANTO HOLDINGS LLP
36 KING ST
NORTHAMPTON, MA 01060

DKFLYNN REALTY LLC
19 STRONG AVE
NORTHAMPTON, MA 01060

GYTHEON LLC ATTN: STELLA XANTHAKOS
43 CENTER ST UNIT B
NORTHAMPTON, MA 01060

HAMPTON HOUSING ASSOCIATES LIMITED
PARTNERSHIP
20 HAMPTON AVE
NORTHAMPTON, MA 01060

P + Q LLC
186 CRESCENT ST
NORTHAMPTON, MA 01060

GROWHOSKI THOMAS M
60 STATE ST
NORTHAMPTON, MA 01060

SAGA COMMUNICATION OF N E INC
15 HAMPTON AVE
NORTHAMPTON, MA 01060

NORTHEAST ENTERPRISES REALTY PARTNERSHIP
237 MAIN ST
NORTHAMPTON, MA 01060

KIM RESCIA & NANCY DONATO
311 LOCUST STREET
FLORENCE, MA 01062

KELLY GERALD A JR TRUSTEE C/O L U B LLC
263 MAIN ST
NORTHAMPTON, MA 01060

J BARC INC
23 PLEASANT ST
NORTHAMPTON, MA 01060

CORLISS RUGGIERO LLC
50 CENTER ST
NORTHAMPTON, MA 01060

ROGERS STEPHEN M & HARRIET S
11 LINCOLN AVE
NORTHAMPTON, MA 01060

2 BRIDGE STREET LLC
141 MAIN ST
NORTHAMPTON, MA 01060

BUTTON REAL ESTATE TRUST
C/O ROBERT MCGOVERN
14 MASONIC ST
NORTHAMPTON, MA 01060

FREEDGOOD JULIA
15 MERRICK LN
NORTHAMPTON, MA 01060

BATEMAN CLAIRE L
43 CENTER ST SUITE S
NORTHAMPTON, MA 01060

FINN JACK V & PRISCILLA R TRUSTEES
57 KING ST
NORTHAMPTON, MA 01060

COGGINS REALTY II LLC
141 MAIN ST
NORTHAMPTON, MA 01060

D P HOLDINGS LLC
1 KING ST
NORTHAMPTON, MA 01060

GOTHIC REALTY TRUST - BENJAMIN BARNES & ED
ETHEREDGE TRUSTEES
64 GOTHIC ST #103
NORTHAMPTON, MA 01060

RAINVILLE LINDA & ANN SULLIVAN
C/O MEAGHAN M SULLIVAN
35 MARKET ST
NORTHAMPTON, MA 01060

ELIZABETH HANSON
11 GREENLEAF FARMS CIR
SHREWSBURY, MA 01545

HERDIS AND HANNUM LLP
231 MAIN ST #2L
NORTHAMPTON, MA 01060

MULLINS DENNIS J
C/O ROBERT MCGOVERN
14 MASONIC ST
NORTHAMPTON, MA 01060

BOWLES ENTERPRISES LLP
237 MAIN ST
NORTHAMPTON, MA 01060

J W INC
C/O WHALEN INSURANCE
71 KING ST
NORTHAMPTON, MA 01060

6 CRAFTS AVENUE LLC
C/O LYNN POSNER RICE
6 CRAFTS AVE
NORTHAMPTON, MA 01060

CRUMBERG LLC
186 MAIN STREET
NORTHAMPTON MA 01060

NORTHAMPTON FAMILY ENTERPRISES LLC
c/o KONSTANTINOS & SUNITA SIERROS
292 OLD WILSON ROAD
FLORENCE, MA 01062-9719

MULLER DONALD W & WANDA I
8 MAPLEWOOD TERRACE
HADLEY, MA 01035.

PITONIAK MATTHEW M
75 WASHINGTON AVE
NORTHAMPTON, MA 01060

RESCIA RICHARD R & S ZEWSKI
P O BOX 797
NORTHAMPTON, MA 01061

GOGGINS PATRICK M
8 MAIN STREET
FLORENCE MA 01062

ST. ELIZABETH ANN SETON
101 KING ST
NORTHAMPTON MA 01060

SERVICENET INC
129 KING ST
NORTHAMPTON MA 01060

HAMPSHIRE COMMUNITY UNITED WAY
P O BOX 123
NORTHAMPTON MA 01061

FIRST CONGREGATIONAL CHURCH OF
NORTHAMPTON
129 MAIN ST
NORTHAMPTON MA 01060

UNITARIAN CHURCH
220 MAIN ST
NORTHAMPTON MA 01060

THE COMMONWEALTH OF MASSACHUSETTS
GOTHIC ST
NORTHAMPTON MA 01060

NORTHAMPTON CITY OF
C/O CITY PROPERTY
CITY HALL, 210 MAIN ST
NORTHAMPTON MA 01060

GUERRA CLAUDIO / 12 CRAFTS AVE
1 BRIDGE STREET
NORTHAMPTON, MA 01060

SAFE PASSAGE
43 CENTER STREET – SUITE 304
NORTHAMPTON, MA 01060

GUERRA CLAUDIO / 5 BRIDGE STREET
1 BRIDGE STREET
NORTHAMPTON, MA 01060

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

The undersigned participating Member of Northampton Business Improvement District, or designated representative of such a Member, does concur with the votes of the Board of Directors on January 10, 2014, to amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan, as set forth below, and urges the approval of such amendments by the Northampton City Council.

Date: 1/24/14

Benny W. Coombs
Signature

Name: Benny Coombs

Participating Ownership Entity:

2 Bridge St LLC

Property Address:

2 Bridge St.

Parcel Id 32A-099-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

- VOTED:
1. To amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan incorporated into the Petition, both as approved by the Northampton City Council on March 19, 2009, as follows:
 - (1) Delete the first three (3) lines of paragraph 3, and sub-paragraphs 3a. through 3c., of said Petition, and substitute the following:
 3. All private and public properties shall be included within the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The proposed District annual fee schedule, subject to the inflation adjustments provided in the original Petition, is as follows:
 - a. The fee for commercial properties will equal the assessed value of such property multiplied by .0025.

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1-30-14

Richard Madawitz
Signature: Duty Performing Agent
Name: Richard Madawitz
Participating Ownership Entity: 207-211 MAIN ST LLC
Property Address: See attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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31D-136-001	207-211 MAIN STREET LLC	207 MAIN ST	\$253,000.00
31D-136-002	207-211 MAIN STREET LLC	211 MAIN ST	\$523,800.00
31D-136-003	207-211 MAIN STREET LLC	209 MAIN ST	\$42,800.00
			\$819,600.00

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1/31/14



Signature

Name: Lynn Posner Rice

Participating Ownership Entity:

6 Crafts Ave LLC

Property Address:

6 CRAFTS AVE

Parcel ID # 310-158-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 01/31/14

Signature

Name: DANIELA AZARI

Participating Ownership Entity:

DANIELA AZARI

Property Address:

104 MAIN ST # C

NORTHAMPTON

~~4377~~ 32C-014-003

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 27th Jan. 2014

Claire L. Bateman

Signature

Name: CLAIRE L. BATEMAN

Participating Ownership Entity:

Bateman Claire L

Property Address:

43 Center St

Suite 2

Phon 10 313 270 010

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/27/2014


Signature

Name: Charles Bowles

Participating Ownership Entity:

Bowles ENT

Property Address: 229 MA10ST

PAID 310 250 004

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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32A-143-001	CARLE R E LLC	36 MAIN ST	\$101,400.00
32A-143-003	CARLE R E LLC	36 MAIN ST	\$373,000.00
32A-143-006	CARLE R E LLC	36 MAIN ST	\$224,300.00
32A-143-007	CARLE R E LLC	36 MAIN ST	\$213,700.00
32A-143-008	CARLE R E LLC	36 MAIN ST	\$209,000.00

0.00 T

101,400.00	+
373,000.00	+
224,300.00	+
213,700.00	+
209,000.00	+
1,121,400.00	T

0.00 T

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/24/14


Signature

Name: JOHN FOSTER

Participating Ownership Entity:

RE CAVE LLC

Property Address:

SEE ATTACHED

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 29 JAN 14

DEP

Signature

Name: THEODORE PARKER

Participating Ownership Entity:

CHAMISA CORP

Property Address: 25 MAIN ST

NORTHAMPTON MA

See attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

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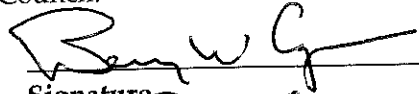
32A-138-001	CHAMISA CORPORATION	31 MAIN ST	\$436,800.00
32A-138-002	CHAMISA CORPORATION	29 MAIN ST	\$422,000.00
32A-138-006	CHAMISA CORPORATION	25 MAIN ST	\$575,000.00
32A-139-001	CHAMISA CORPORATION	MAIN ST	\$228,400.00
			\$1,662,200.00

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1/24/14


Signature
Name: BEN COGGINS
Participating Ownership Entity:
Coggins Realty
Property Address: See ATTACHED

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

- VOTED:
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31D-146-001	COGGINS REALTY II	141	MAIN ST	325	\$257,200.00
31D-146-002	COGGINS REALTY II	145	MAIN ST	325	\$244,700.00

257,200.00 +

244,700.00 +

501,900.00 +

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

The undersigned participating Member of Northampton Business Improvement District, or designated representative of such a Member, does concur with the votes of the Board of Directors on January 10, 2014, to amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan, as set forth below, and urges the approval of such amendments by the Northampton City Council.

Date: 1/24/14


Signature

Name: P. DUKE CORLISS

Participating Ownership Entity:

CORLISS RUGGIERA LLC

Property Address:

50 CENTRAL ST

NORTHAMPTON

PAUL 10 313 281 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/26/14

W. G. Perlman
Signature
Name: WANACE PERLMAN
Participating Ownership Entity: DP HOLDINGS LLP
Property Address: See Attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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32A-135-001	D P HOLDINGS LLC	1 KING STREET	\$1,022,800.00
32A-126-001	D P HOLDINGS LLC	43 KING STREET	\$633,200.00
			\$1,656,000.00

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: Jan. 24, 2014


Signature

Name: GERRIT STOVER

Participating Ownership Entity:

Property Address: #206 17 NEW SOUTH

Paul W 310 099 806

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1-27-14


Signature
Name: MARK SULLIVAN
Participating Ownership Entity:
DAS PROPERTY GROUP LLC
Property Address: 108 MAONS ST
Parcel Id 32C-013-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 2-4-14

Debra Flynn
Signature

Name: DEBRA FLYNN

Participating Ownership Entity:

DK Flynn Realty LLC

Property Address:

19 Strong Ave Northampton MA
32A15001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1-24-14

Signature

Name: Jack V. Finn

Participating Ownership Entity:

Finn Jack V + Peisville R

Property Address:

51 King St

Parcel ID # 32A 124 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/20/14

[Signature]
Signature

Name: Patricia M. Gooch

Participating Ownership Entity: Patricia M. Gooch

Property Address: 79 KING STREET

Panel 10 318 216 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/17/14

Benj A Barnes, Trustee

Signature

Name: Benj. A. Barnes

Participating Ownership Entity:

Gothic Realty Trust

Property Address:

64 Gothic St.

318-230-003

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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- b. The fee for residential and residential/commercial mixed use buildings will be equal to \$50.00/residential unit, plus \$0.50 per square foot of commercial space.
 - c. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and
- (2) Delete the first two (2) lines of paragraph VIII A, NBID Fees, and subparagraphs VIII A-1 through VIII A-3, of said initial Improvement Plan, and substitute the following:

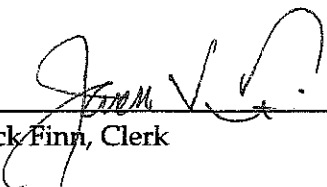
VIIIA. NBID Fees.

All private and public properties shall be included in the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The NBID annual fee schedule, subject to the inflation adjustments provided in the original Plan, is:

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2. That except as modified by subparagraphs 1 and 2, above, said Petition and initial Plan, as previously updated, continue in full force and effect; and
3. That these amendments will become effective on the later of the approval by the Members and the Northampton City Council, as required by M.G.L. c. 40O, or July 1, 2014.

And I further certify that as of the date hereof, said votes are unchanged and remain in full force and effect.

Executed as a sealed instrument under the penalties of perjury, this ___ day of January, 2014.



Jack Finn, Clerk

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

The undersigned participating Member of Northampton Business Improvement District, or designated representative of such a Member, does concur with the votes of the Board of Directors on January 10, 2014, to amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan, as set forth below, and urges the approval of such amendments by the Northampton City Council.

Date: 1.24.2014


Signature

Name: Suzanne Beck Exec.

Participating Ownership Entity:

Create Northampton Chamber District

Property Address: 32C.054.001 Parcel 1D

99 Pleasant St.

Northampton MA 01060

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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Meghan reported that NAYP has expanded throughout neighboring communities in 2013. They have lots of exciting events planned for the rest of the year. Meghan and Danny met with Suzanne a week ago. Discussed forming a Board of Advisors this year (made up of Chamber/NAYP representatives).

Business Improvement District (BID)

Bid submitting a petition to City Council to cut the fees in half and then quickly followed by a renewal vote amongst current members to renew the Bid (which will bring all properties into the BID).

Suzanne requesting for 2 authorizations

One to sign petition to reduce fees *and* one to sign agreement for the Renewal vote when that time comes.

Bob Reckman motioned that the Board authorize Suzanne to sign the petition to City Council for the reduction in fees and the agreement to renew the BID on behalf of the Chamber. Rus Peotter seconded. The motion passed unanimously.

There was a brief discussion about the BID remaining well-connected to the Chamber in light of Dan's resignation. Suzanne will request that the new Executive Director attend Chamber Board meetings.

Regional Chamber and RTC reports were deferred until February. The will put them first on the Program reports next month.

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1/31/14



Signature

Name: THOMAS M. GROWHOSKI

Participating Ownership Entity:

Property Address: 60 STATE ST

Parcel ID# 31B 255 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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Date: January 17, 2014

Diana Vershon
Signature

Name: Diana Vershon

Participating Ownership Entity:

Hampton Housing Associates

Property Address: See Attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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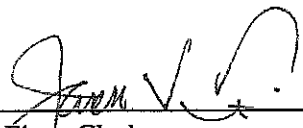
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Executed as a sealed instrument under the penalties of perjury, this ____ day of January, 2014.



Jack Finn, Clerk

PARCEL ID	OWNER	#	ADDRESS	VALUE
32C-057-001	HAMPTON HOUSING ASSOCIATES	125	PLEASANT ST	\$7,251,500.00
32C-061-001	HAMPTON HOUSING ASSOCIATES	111	PLEASANT ST	\$238,750.00
32C-062-001	HAMPTON HOUSING ASSOCIATES		PLEASANT ST	\$88,000.00
32C-063-001	HAMPTON HOUSING ASSOCIATES	30	HAMPTON AVE	\$832,700.00

O • C

7,251,500.00 +
 238,750.00 +
 88,000.00 +
 832,700.00 +
 8,410,950.00 T

From: Lewis, Peter
Sent: Thursday, January 16, 2014 3:12 PM
To: Vershon, Diana
Cc: Riley, James
Subject: RE: BID Petition

Diana,

This email shall serve as authorization to sign the petition for the BID on the proposal to reduce the membership fees. Thank you. Peter

Peter Lewis, NAHP-e®, CPM®, CGPM

Vice President of Property Management

The Schochet Companies AMO®

175 Federal Street, Suite 700

Boston, MA 02110

Tel: 617-398-5143

Fax: 617-338-8505

www.schochet.com

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date:

1. 24. 2014



Signature

Name: Linda J. Hannum

Participating Ownership Entity:

Property Address:

See Attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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31D-250-005	HERDIS AND HANNUM LLP	229 MAIN ST	\$156,400.00
31D-250-006	HERDIS AND HANNUM LLP	229 MAIN ST	\$171,400.00
			\$327,800.00

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1-23-14


Signature

Name: JOSEPH BLUMENTHAL

Participating Ownership Entity:

J-BANC

Property Address:

See ATTACHED

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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32C-020-001	J BARC INC	17 PLEASANT ST	\$1,190,000.00
31D-239-001	J-BARC INC	219 MAIN ST	\$599,500.00
32C-021-001	J-BARC INC	25 PLEASANT ST	\$705,400.00

O - G

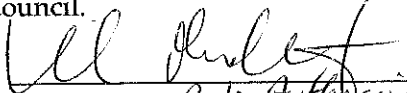
1,190,000.00	+
599,500.00	+
705,400.00	+
2,494,900.00	=

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1-30-14


Signature *Duty Authorized Agent*
Name: Richard McDermott
Participating Ownership Entity:
T. dent Realty
Property Address: See attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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 - a. The fee for commercial properties will equal the assessed value of such property multiplied by .0025.

32A-152-001	TRIDENT REALTY CORP	5 STRONG AVE	\$664,500.00
31D-134-001	TRIDENT REALTY CORP	227 MAIN ST	\$40,000.00
31D-134-003	TRIDENT REALTY CORP	227 MAIN ST	\$301,800.00
			\$1,006,300.00

Dan and/or Natasha,

By a split partnership vote, I'm authorized to execute the renewal vote on the Trident properties (as-is) in the BID as follows:

NIS Building – 109 Main Street

Rust Building – 207-211 Main Street

Hannoush Building – 227 Main Street

Ibiza Building – 5-7 Strong Ave

Respectfully Submitted,

Rich

Richard Madowitz | Co-President
Hampshire Property Management Group, Inc.
Thornes Marketplace, 150 Main Street
P.O. Box 686 | Northampton | MA | 01061-0686

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

The undersigned participating Member of Northampton Business Improvement District, or designated representative of such a Member, does concur with the votes of the Board of Directors on January 10, 2014, to amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan, as set forth below, and urges the approval of such amendments by the Northampton City Council.

Date: 1/28/2014

Signature

Name:

Participating Ownership Entity:

Property Address:

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

Jack Finn, duly elected Clerk of the Northampton Business Improvement District, Inc., does hereby certify that at a duly called meeting of the Board of Directors of Northampton Business Improvement District, Inc. held on January 10, 2014, at which a quorum of Directors was at all times present and voting, the following votes were adopted:

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1.18.14.


Signature

Name: RESCIA/DONATO

Participating Ownership Entity:

Property Address:

SEE ATTACHED

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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PARCEL ID	OWNER	ADDRESS	VALUE
31D-144-003	RESCIA KIM & NANCY DONATO	159 MAIN ST	\$107,100.00
31D-144-006	RESCIA KIM & NANCY DONATO	159 MAIN ST	\$274,900.00

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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 - b. The fee for residential and residential/commercial mixed use buildings will be equal to \$50.00/residential unit, plus \$0.50 per square foot of commercial space.
 - c. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and
 - (2) Delete the first two (2) lines of paragraph VIII A, NBID Fees, and subparagraphs VIII A-1 through VIII A-3, of said initial Improvement Plan, and substitute the following:

VIIIA. NBID Fees.

All private and public properties shall be included in the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The NBID annual fee schedule, subject to the inflation adjustments provided in the original Plan, is:

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1/17/14

Peter J. Whalen
Signature

Name: PETER J. WHALEN

Participating Ownership Entity:

J.W. INC.

Property Address:

SEE ATTACHED

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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PARCEL ID	OWNER		ADDRESS	VALUE
31D-152-001	J W INC	13	OLD SOUTH ST	\$460,300.00
31D-154-001	J W INC	30	CRAFTS AVE	\$610,600.00
32A-121-001	J W INC	71	KING ST	\$694,600.00
32A-121-003	J W INC	71	KING ST	\$143,800.00
				\$1,909,300.00

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1-30-2014

[Signature]
Signature

Name: Chris V. Haddock

Participating Ownership Entity:
MIT Building, LLC

Property Address: 109 Main Street
Northampton, MA

Parcel ID 32A-140-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/27/14

Kristin Kelly
Signature

Name: Kristin Kelly

Participating Ownership Entity: LVB L.L.C.

Property Address: 261/263 Main St.
Northampton, MA 01060

Panel ID 31D-116-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/28/2014

Donald W. Muller
Signature

Name: Donald W. Muller

Participating Ownership Entity:

DONALD W. MULLER WANDA MULLER

Property Address: _____

See Attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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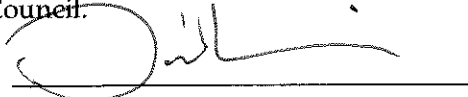
32A-143-004	MULLER DONALD W & WANDA I	36 Main Street	\$388,200.00	✓
32A-143-002	MULLER DONALD W & WANDA I	36 Main Street	\$97,400.00	✓

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/23/14


Signature

Name: David J. Narkewicz, Mayor

Participating Ownership Entity:
City of Northampton

Property Address: See Attached.

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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31B-308-001	NORTHAMPTON CITY OF	GOTHIC ST	267,050.00
31B-311-001	NORTHAMPTON CITY OF	GOTHIC ST	1,030,000.00
31B-271-001	NORTHAMPTON CITY OF	CENTER ST	640,710.00
31B-282-001	NORTHAMPTON CITY OF	CENTER ST	623,680.00
31D-153-001	NORTHAMPTON CITY OF	OLD SOUTH ST	474,900.00
31D-163-001	NORTHAMPTON CITY OF	MAIN ST	2,246,420.00
31D-165-001	NORTHAMPTON CITY OF	MAIN ST	2,833,000.00
31D-166-001	NORTHAMPTON CITY OF	MAIN ST	4,260,700.00
31D-167-001	NORTHAMPTON CITY OF	MAIN ST	2,914,950.00
31D-170-001	NORTHAMPTON CITY OF	SOUTH ST	287,050.00
31D-226-001	NORTHAMPTON CITY OF	OLD SOUTH ST	4,418,120.00
31D-237-001	NORTHAMPTON CITY OF	OLD SOUTH ST	373,230.00
31D-246-001	NORTHAMPTON CITY OF	OLD SOUTH ST	684,000.00
31D-247-001	NORTHAMPTON CITY OF	MASONIC ST	1,411,690.00
32A-149-001	NORTHAMPTON CITY OF	STRONG AVE	387,860.00
32C-024-001	NORTHAMPTON CITY OF	ARMORY ST	7,204,290.00
32C-333-001	NORTHAMPTON CITY OF	PLEASANT ST	163,320.00
32C-335-001	NORTHAMPTON CITY OF	PLEASANT ST	116,000.00
32C-345-001	NORTHAMPTON CITY OF	HAMPTON AVE	2,683,690.00

0 * C


267,050.00	+
1,030,000.00	+
640,710.00	+
623,680.00	+
474,900.00	+
2,246,420.00	+
2,833,000.00	+
4,260,700.00	+
2,914,950.00	+
287,050.00	+
4,418,120.00	+
373,230.00	+
684,000.00	+
1,411,690.00	+
387,860.00	+
7,204,290.00	+
163,320.00	+
116,000.00	+
2,683,690.00	+
33,020,660.00	T

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/22/14


Signature

Name: CLAUDIO GUERRA (OWNER)

Participating Ownership Entity:

CLAUDIO GUERRA

Property Address: _____

SEE ATTACHED

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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31D-156-001	GUERRA CLAUDIO	\$815,700.00	✓12	CRAFTS AVE
32A-271-001	GUERRA CLAUDIO	\$621,800.00	✓1	BRIDGE ST

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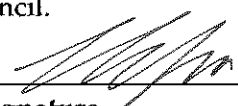
815,700.00 +
621,800.00 +
1,437,500.00 +

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/22/14


Signature

Name: GUERRA LLC

Participating Ownership Entity:

CLAUDIO GUERRA

Property Address: _____

ONE BRIDGE

32 A - 156 - 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date:

1/22/2014

Signature

Name:

Charles Bowles

Participating Ownership Entity:

NORTHEAST LMT

Property Address:

235 MAIN ST.

Parcel ID 310 132 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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VOTED:

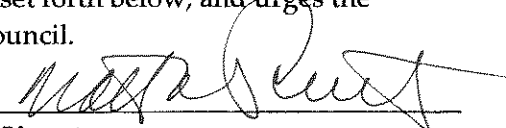
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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/30/14


Signature

Name: MATTHEW M. PIVONIA

Participating Ownership Entity:

See ATTACHED

Property Address:

PIVONIA

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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32A-138-003	PITONIAK MATTHEW & B FEENEY	21	MAIN ST	\$401,100.00 ✓
32A-138-004	PITONIAK MATTHEW & B FEENEY	23	MAIN ST	\$560,500.00 ✓
32A-138-005	PITONIAK MATTHEW & B FEENEY	25	MAIN ST	\$448,200.00 ✓

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401,100.00 +
 560,500.00 +
 448,200.00 +
 1,409,800.00 T

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: _____

Richard R. Rescia

Signature

Name: Richard R. Rescia

Participating Ownership Entity:

Standick Trust

Property Address:

See attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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 - c. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and
- (2) Delete the first two (2) lines of paragraph VIII A, NBID Fees, and subparagraphs VIII A-1 through VIII A-3, of said initial Improvement Plan, and substitute the following:

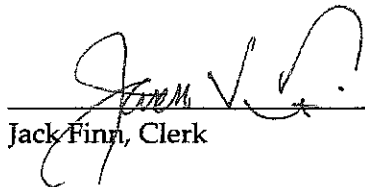
VIIIA. NBID Fees.

All private and public properties shall be included in the District, with the exception of residential condominiums and exclusively residential buildings with less than four (4) units. The NBID annual fee schedule, subject to the inflation adjustments provided in the original Plan, is:

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 - 2. The fee for residential and residential/commercial mixed use buildings will be equal to \$50.00/residential unit, plus \$0.50 per square foot of commercial space.
 - 3. The fee for hotels will be equal to the assessed value of such property multiplied by .0025; and
2. That except as modified by subparagraphs 1 and 2, above, said Petition and initial Plan, as previously updated, continue in full force and effect; and
3. That these amendments will become effective on the later of the approval by the Members and the Northampton City Council, as required by M.G.L. c. 40O, or July 1, 2014.

And I further certify that as of the date hereof, said votes are unchanged and remain in full force and effect.

Executed as a sealed instrument under the penalties of perjury, this ____ day of January, 2014.



Jack Finn, Clerk

PARCEL ID NAME OWNER VALUE ANNUAL FEE QTRLY FEE

32C-031-001	TRUSTEES OF THE STANDICK TRUST	RESCIA RICHARD R & S ZEWSKI	\$352,800.00	✓\$ 400.00	\$ 100.00
31D-150-001	& STANLEY ZEWSKI TRUSTEES	STANDICK TRUST & RICHARD R RES	\$2,112,800.00	✓\$ 10,564.00	\$ 2,641.00
32C-343-001	STANLEY ZEWSKI TRUSTEE	STANDICK TRUST RICHARD RESCIA	\$384,600.00	✓\$ 2,068.13	\$ 517.03

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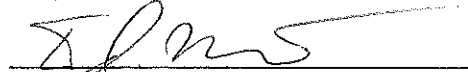
352,800.00 +
 2,112,800.00 +
 384,600.00 +
 2,850,200.00 +

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

The undersigned participating Member of Northampton Business Improvement District, or designated representative of such a Member, does concur with the votes of the Board of Directors on January 10, 2014, to amend the Petition to establish the Northampton Business Improvement District and the initial Improvement Plan, as set forth below, and urges the approval of such amendments by the Northampton City Council.

Date: 1/29/14



Signature

Name: David J. Musante

Participating Ownership Entity:

Saga Communications of NE, LLC

Property Address:

15 Hampton Avenue

See attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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32C-038-001	SAGA COMMUNICATION OF N E INC	15 HAMPTON AVE	\$724,600.00	✓
32C-036-001	SAGA COMMUNICATION OF N E INC	HAMPTON AVE	\$45,210.00	✓
			\$769,810.00	

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1/27/14

Ruth Constantine
Signature
Name: Ruth Constantine
Participating Ownership Entity: Smith College
Property Address: See attached

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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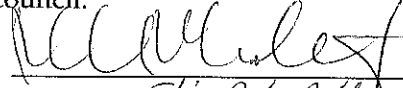
31D-006-001	SMITH COLLEGE	ELM ST	259,040.00	✓
31D-007-001	SMITH COLLEGE	COLLEGE LANE	105,043,860.00	✓
31D-011-001	SMITH COLLEGE	COLLEGE LANE	24,191,200.00	✓
31B-253-001	SMITH COLLEGE	BEDFORD TERR	8,566,720.00	✓
31B-254-001	SMITH COLLEGE	62 STATE ST	262,100.00	✓
31D-102-001	SMITH COLLEGE	ELM ST	3,939,430.00	✓
			\$142,262,350.00	✓

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1-30-14


Signature It's: Duty Authorized Agent

Name: Richard Mendonça

Participating Ownership Entity:

Thornes Marketplace LLC

Property Address: 150 Main Street
Northampton, MA 01060

parcel 10 # 326 001 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

CLERK'S CERTIFICATE

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/27/14

Marc S. Waller

Signature

Name: MARC S. WALLER

Participating Ownership Entity:

EDWARDS CHURCH

Property Address:

297 MAIN STREET

NORTHAMPTON, MA 10060

PHIL ID 310-73-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

See attached

CLERK'S CERTIFICATE

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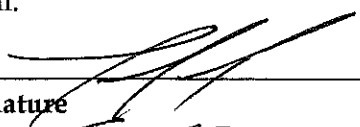
31D-113-001	EDWARDS CHURCH OF NORTHAMPTON	275 MAIN ST	\$1,002,700.00
31D-112-001	EDWARDS CHURCH OF NORTHAMPTON	297 MAIN ST	1,838,220.00
			\$2,840,920.00

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1-17-14

Signature 

Name: TODD FORD

Participating Ownership Entity:

Hampshire Council of Governments

Property Address:

99 Main St

Northampton, MA 01060

Parcel Id
32A-134-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: January 30, 2014

Vanessa Keillor

Signature

Name: Vanessa Keillor

Participating Ownership Entity:

First Churches

Property Address: 129 Main

Northampton MA

01060

Parcel ID # 31B 286 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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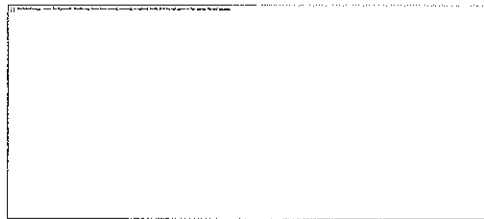
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[General Contact Form] Approval of Petition

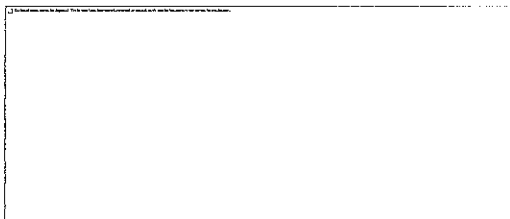
Inbox **x**

3:47 PM (5 minutes ago)

Pastor@firstchurches.org



, info



Todd Weir sent a message using the contact form at
<http://www.northamptondowntown.com/contact>.

This email is to confirm that Vanessa Keillor is acting as our official representative for the BID petition. You may call me @ [413-584-9392](tel:413-584-9392) for confirmation.

Sincerely,
Rev. Todd Weir
First Churches of Northampton
129 Main St.

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

CONCURRENCE OF PARTICIPATING MEMBER

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Date: 1/27/2014


Signature

Name: James R. Ayres

Participating Ownership Entity:

Hampshire Community United Way

Property Address:

71 KING ST
Parcel ID 32A-121-001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date:

1/28/14


Signature

Name:

Marianne Condes

Participating Ownership Entity:

Safe Passage Inc

Property Address:

43 Center Street

Parcel 10 31B-270-007

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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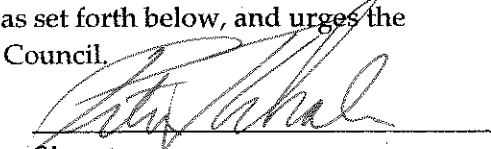
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NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT

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Date: 1/31/14


Signature

Name: PETER J. WHALEN

Participating Ownership Entity:

(J.W. INC.) PETER WHALEN

Property Address:

7 OLD SOUTH ST.

Parcel ID# 310 151 001

NORTHAMPTON BUSINESS IMPROVEMENT DISTRICT, INC.

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